



2025 Facilities Master Plan

HMC **DESIGN
FOR
GOOD**
Architects



Meeting Agenda

Qualitative Data Insights

- I. What we heard
- II. Space utilization summary

Quantitative Data Analysis

- I. Identified structures in need of replacement
- II. Facilities conditions index (FCI)

Recommendation

- I. Site planning and space planning guidelines
- II. Learning environments
- III. Prioritized projects
 - 10 year masterplan
 - 25 year masterplan
 - Consolidated masterplan updates over existing
- IV. Facilities Conditions Index



What We Heard

1

Strengthen Campus Identity & Legacy

- Foster a cohesive University identity and honor 100-year legacy as the “People’s College”.

2

Enhance Student Access, Experience & Belonging

- Improve street presence, traffic flow, and campus security.
- Create inclusive indoor/outdoor spaces for connection & collaboration.
- Add a large event / multipurpose space
- Upgrade wayfinding, signage, and student access routes.



What We Heard

3

Modernize Learning & Support Environment

- Upgrade furniture, technology, and right-size instructional spaces.
- Revisit usage of Didion Learning Resource Center for student needs and activities.
- Consolidate/relocate Student Services for better access.
- Replace SOG/STS/Business building with flexible, efficient learning space.

4

Optimize Campus Operations & Space Utilization

- Implement space utilization study recommendations where practicable.
- Prioritize projects based on funding, program needs, and long-term impact.



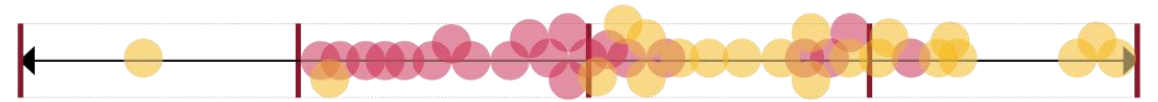
What We Heard From Campus Community

- Both students and faculty generally hold a **positive perception** of the campus environment
- **Favored locations** include: LRC, Makerspace, central quad, science building and performing arts center
- **Least favored locations** include: North parking garage, general parking areas, and intersection zones

What We Heard From Campus Community

Campus Culture

- Campus feels **grounded, calm, and historically rooted**
- Desire for **more energy, collaboration, and flexibility**
- Expectations for updated spaces and stronger community connections

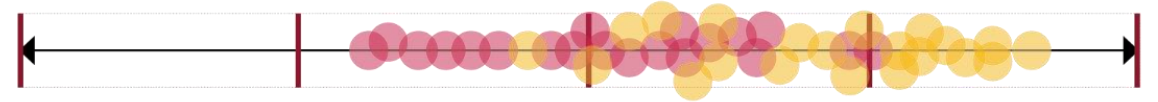


TRADITIONAL

Time-honored • Historic • Conventional • Established • Structured • Conservative

CONTEMPORARY

Modern • Trendy • Innovative • Progressive • Dynamic • Forward-thinking



FIXED

Rigid • Immutable • Set • Inflexible • Permanent • Stable

FLEXIBLE

Adaptable • Versatile • Adjustable • Fluid • Variable • Accommodating

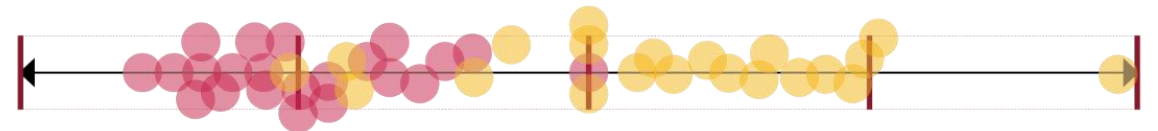


QUIET

Serene • Peaceful • Tranquil • Calm • Secluded • Solitary

ACTIVE

Vibrant • Energetic • Lively • Engaged • Dynamic • Busy



DISPERSED

Scattered • Spread out • Diverse • Wide-ranging • Disseminated • Disorganized

CENTRALIZED

Concentrated • Focused • Core • Unified • Coordinated • Controlled



What We Heard From Campus Community

Campus Retreats & Impressions

The quad is a prime location for students to relax and is the campus's main circulation pathway. Easy access to student support spaces

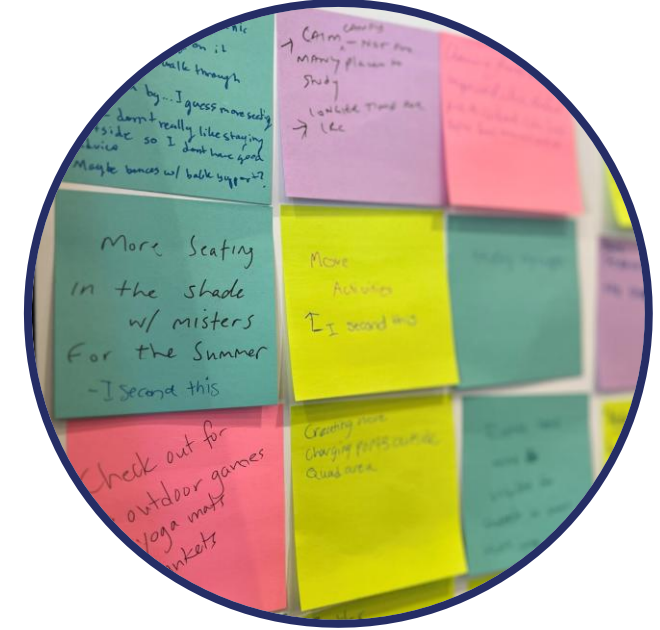
Some suggested improvements include:



Shaded seats



More Art & Activities



Wellness Amenities

What We Heard From Campus Community

Community Engagement

We asked the participants to identify ways to enhance community engagement on campus. Their top responses are:



More clubs & social events



Better promotions



Better timing

Academic Support

We asked the participants to identify ways that the college can better support their academic life. Their top suggestions are:



Warmer, more inviting facilities



Online classes & easier access to other campuses



Better information about academic events

What We Heard From Campus Community

Community Engagement

Participants were asked to identify desired on-campus programs and services. The top responses include:

- 1 Student wellness support
- 2 Private study pods
- 3 Sustainability
- 4 Outdoor learning

Academic Support

Participants identified their top campus improvement priorities, ranked by response frequency:



Safety & security



Facilities improvements



Transparency



Parking

Space Utilization Summary

Room Use Category	Inventory Space (ASF)	Capacity Load Ratio
Lecture	58,676 sf	286%
Lab	135,231 sf	173%
Office	86,998 sf	110%
Library	54,992 sf	111%
Instructional Media	94,286 sf	43%
Other	366,250 sf	N/A
Total	796,433 sf	

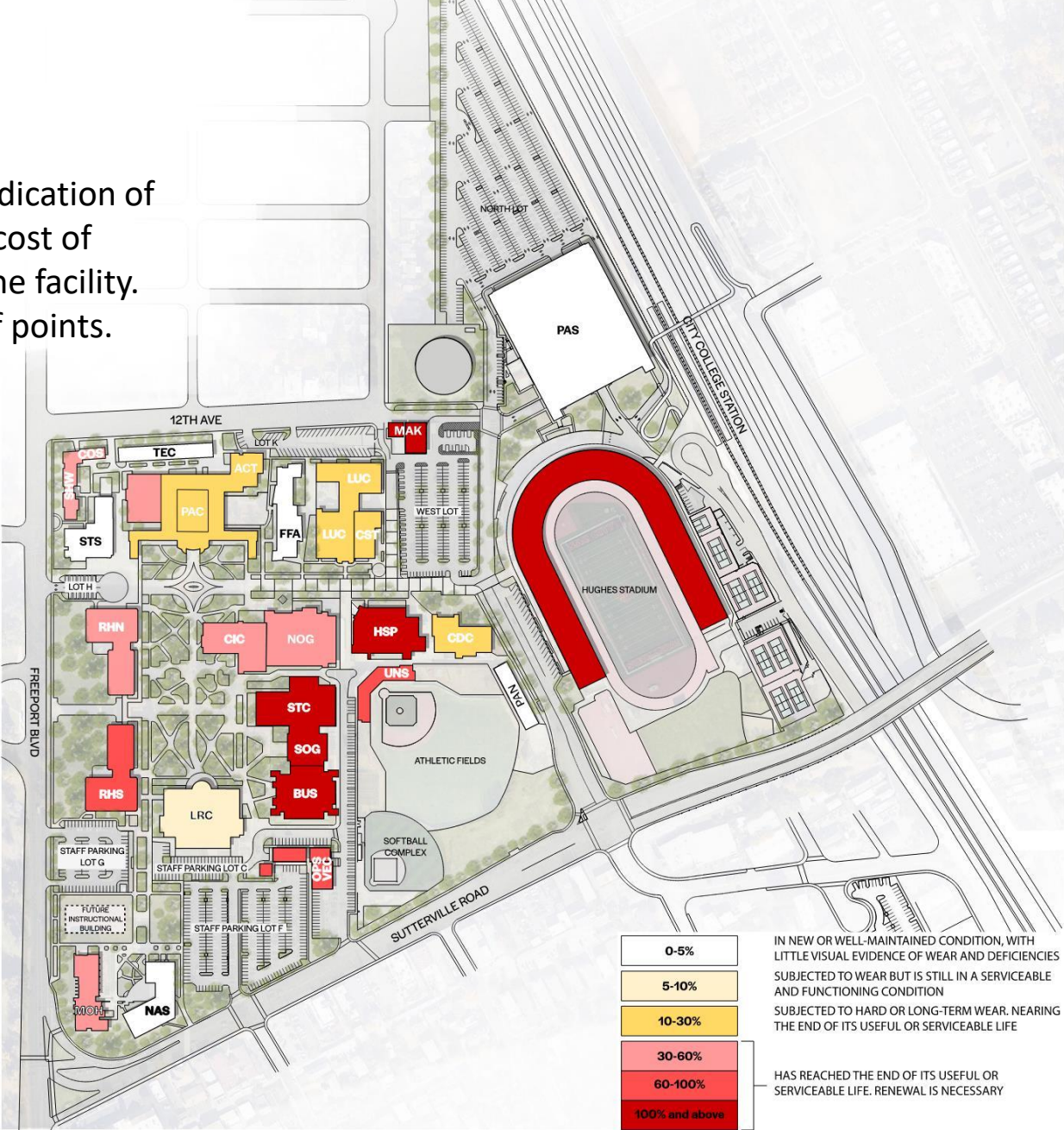
Facilities Conditions Index (FCI)

The facility condition index (FCI) provides a theoretical objective indication of a facility’s overall condition. The FCI is defined as the ration of the cost of current needs divided by the current replacement value (CRV) of the facility. The legend chart presents the industry standard ranges and cut-off points.

FUSION2
Assessment

Facility Condition Index Report by Campus

Facility Name	Bldg #	Gross Area (Sq. Ft.)	Year Built	Renovated	Cost Model	Cost/Sq. Ft	Repair Cost	Replacement Value	FCI%
Los Rios Community College District						\$436,459,423.15		\$1,653,648,179.58	26.39%
Sacramento City College						\$141,547,753.67		\$413,896,523.82	34.20%
Business Learning	7	50,455	1970		CC Admin MSwCP CF	\$413.00	\$11,355,832.86	\$20,880,924.32	54.38%
Cafeteria	10	20,504	1939	2003	CC SC 1SwCP TW	\$515.00	\$5,642,103.98	\$10,565,612.40	53.40%
Campus Operations	6	5,817	1966		CC Admin 1SwCP CF	\$438.00	\$1,572,690.35	\$2,548,399.48	61.71%
Child Development Center	23	15,724	1992		CC Class MSwCP WF	\$436.00	\$1,332,585.21	\$6,866,498.39	19.41%
Concession Stand	41	192	2009		CC Shed WF-EI	\$100.00	\$0.00	\$19,199.46	0.00%
Cosmetology	18	9,984	2005		CC Class 1SwCP WF	\$444.00	\$1,730,754.04	\$4,435,109.45	39.02%
Fischbacher	14	16,346	2010		CC Class 1SwCP CF	\$486.00	\$0.00	\$7,958,648.59	0.00%
Hoes Pool	12	23,083	1953		CC Pool House CF	\$725.00	\$17,040,688.15	\$16,737,431.62	101.81%
Hughes Stadium	35	61,456	1929	2012	CC Stadium	\$234.00	\$15,693,286.19	\$14,440,527.31	108.61%
Learning Resource Center	5	81,168	1998		CC Lib MSwCP CF	\$524.00	\$3,708,703.62	\$42,581,960.16	8.71%
Lusk Aero Ctr/Bookstore	13	36,806	1938	2000	CC Class 1SwCP CF	\$486.00	\$1,807,279.35	\$17,920,348.70	10.09%
Maker Space	39	8,362	1980	2024	CC Modular w/Transa	\$338.00	\$5,224,399.18	\$2,142,233.21	243.97%
McClellan Hangar	28	19,512	2010		CC Leased Space	\$181.00	\$0.00	\$3,550,303.61	0.00%
McClin. Academic Facility	39	2,757	2010		CC Class 1SnCP CF	\$532.00	\$11,326.63	\$1,468,549.78	0.77%
Mohr Hall	4	31,533	2020		CC Class MSnCP CF	\$500.00	\$9,392,920.04	\$15,777,507.31	59.53%
Natural Sciences Building	3	54,574	2023		CC Class MSwCP TW	\$459.00	\$229,805.72	\$25,058,839.27	0.92%
North Gym	11	35,354	1937	2008	CC Gym MSwCP CF	\$609.00	\$10,993,958.00	\$21,533,482.62	51.06%
Panther Cares	21	5,909	2023			\$0.00	\$0.00	\$0.00	0.00%
Parking Structure	36	546,426	2007		CC Parking Structur	\$89.00	\$5,324.37	\$49,116,009.60	0.01%
Performing Arts Center	16	70,708	1936	2012	CC Aud MSwCP CF	\$510.00	\$4,114,112.20	\$36,066,459.25	11.41%
Police Facility	38	3,270	2007		CC Class 1SnCP WF	\$490.00	\$0.00	\$1,602,291.24	0.00%
Reprographics/Mechanical	31	5,262	1998		CC Class 1SwCP TW	\$467.00	\$181,794.21	\$2,460,208.06	7.39%
Rodda Hall North	1	61,894	1975		CC Class MSwCP TW	\$459.00	\$15,797,496.37	\$28,419,976.51	55.59%
Rodda Hall South	2	61,002	1975		CC Class MSwCP WF	\$436.00	\$16,602,987.80	\$26,638,904.51	62.33%
Softball Storage Facility	24	780	2002		CC Block Electrical	\$870.00	\$9,531.72	\$679,003.63	1.40%
South Gym/Student Ctr.	9	51,774	1969		CC Gym MSwCP CF	\$609.00	\$15,417,010.72	\$31,534,607.94	48.89%
Student Services	20	29,075	2014		CC Class MSwCP WF	\$436.00	\$0.00	\$12,696,733.69	0.00%
Technology	17	15,005	1957	2005	CC Class MSwCP P&B	\$436.00	\$0.00	\$6,552,518.97	0.00%
Temporary 11	22	1,544	2005		CC Modular WF	\$336.00	\$0.00	\$519,900.69	0.00%
Union Stadium	8	5,612	1990		CC SC 1SwCP SF	\$556.00	\$2,553,033.96	\$3,124,334.00	81.71%



Site Planning and Space Planning Guidelines Highlights



Student Success

- Upgrade technology & address aging facilities
- Provide student collaboration spaces
- Develop campus to keep student on campus
- Enhance LRC and Maker Space



Campus & Community

- Improve outdoor spaces to encourage collaboration
- Improve cafeteria & provide additional food options
- Enhance sense of belonging and pride



Access

- Enhance campus security and safety
- Improve street campus presence and wayfinding
- Create welcoming campus gateways
- Improve access to programs and services



Effective & Efficient

- Improve space utilization
- Revisit LRC building use
- Instructional spaces for aviation
- Maximize funding resources
- Renovate buildings for well being



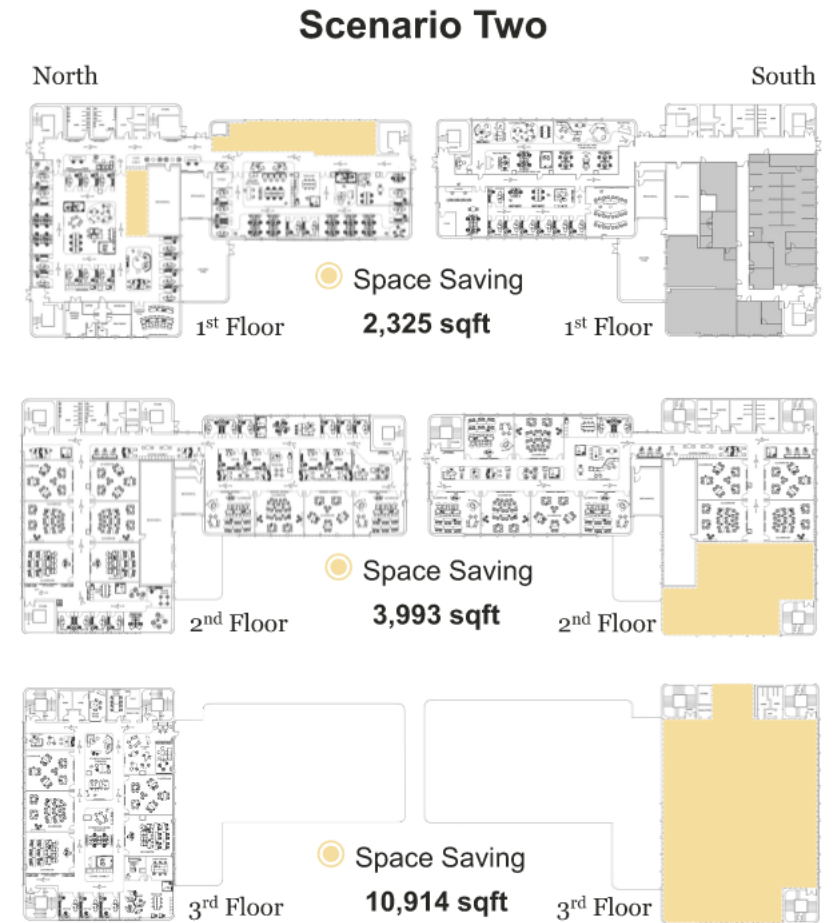
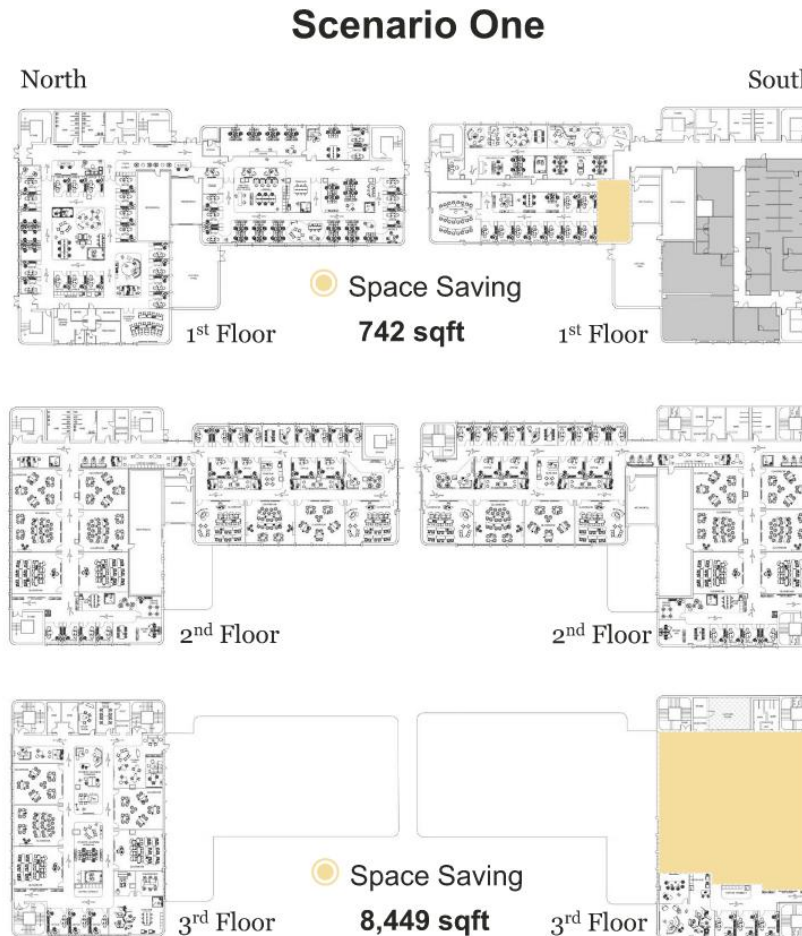
Stewardship of Resources

- Practice a people-first mindset
- Preserve and enhance key campus facilities
- Prioritize long-term investments
- Protect natural resources

Learning Environments

Space Utilization Studies

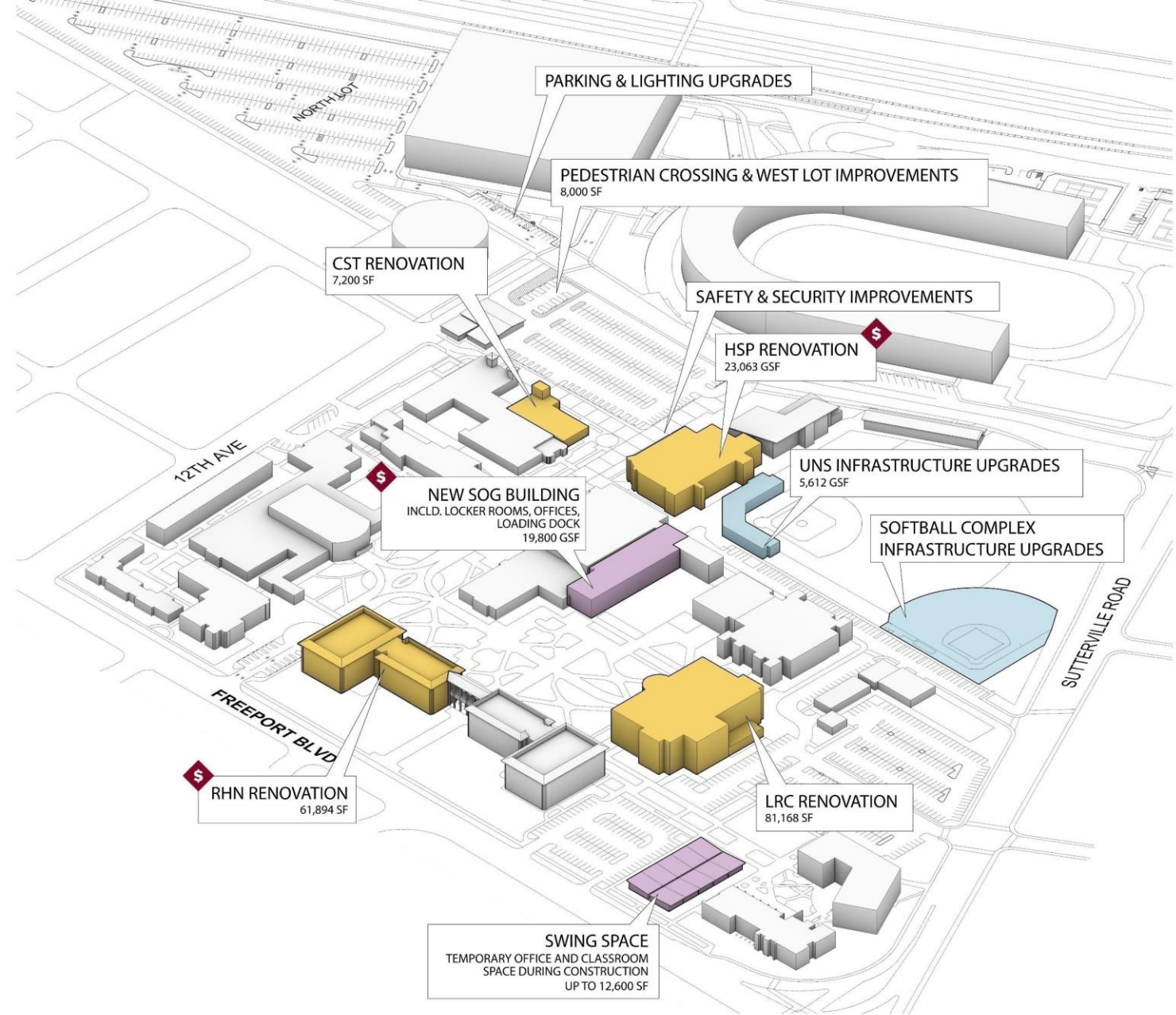
- Classroom right sizing
- Office right sizing
- Reduction in office spaces to address Hybrid Work environment
- Create more community and student gathering spaces



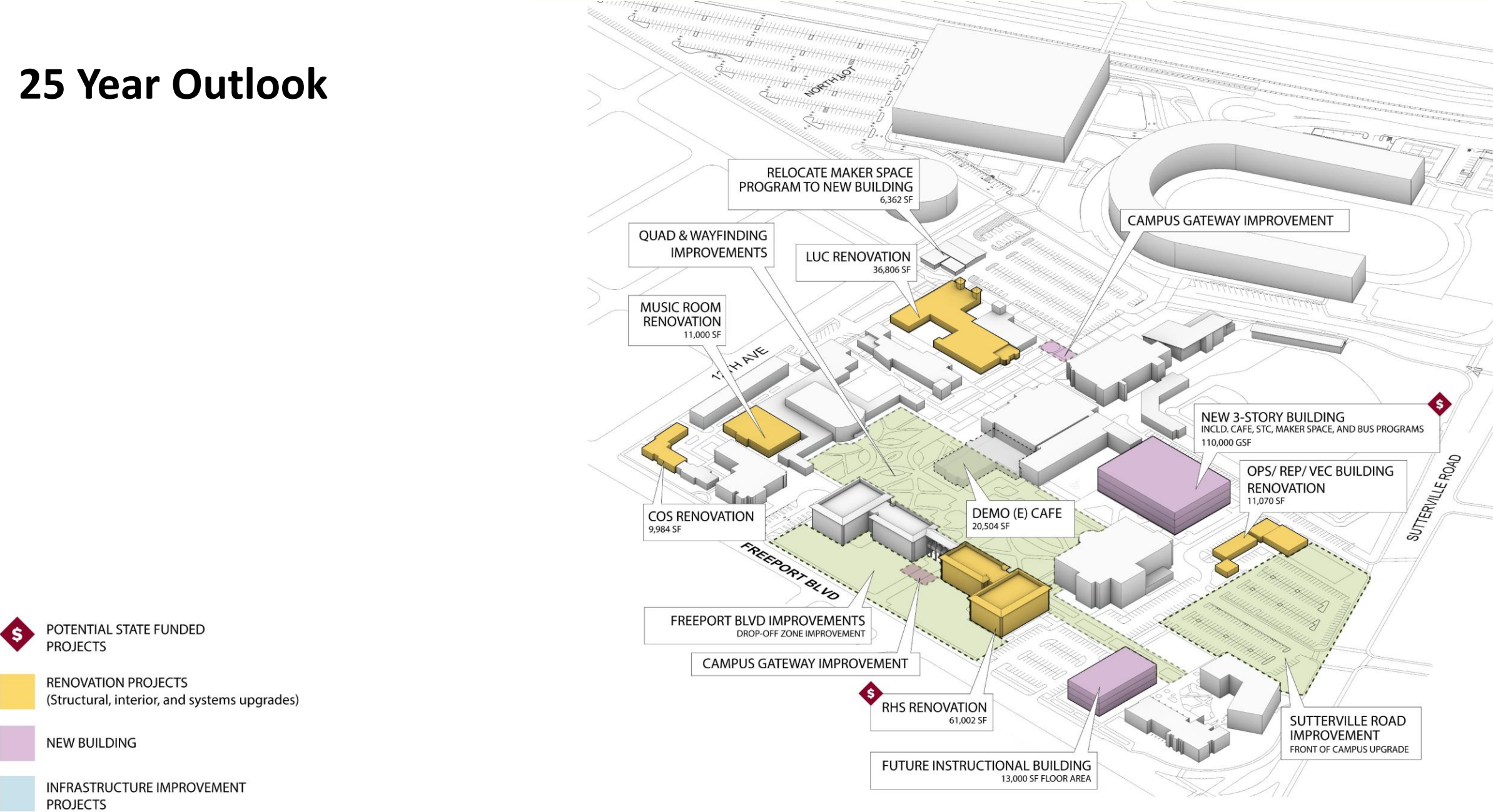
Scenario One aggregate space savings is 9,191 sqft or 12% Scenario Two aggregate space savings is 17,232 sqft or 22%

10 Year Outlook

The 10- and 25-year outlook provides a framework for how the campus can grow and adapt over time. It outlines a series of renovations, new buildings, infrastructure improvements, and open space enhancements that align with the district's long-term goals and evolving program needs. Strategic phasing ensures these improvements can be implemented efficiently, supporting a more equitable, functional, and connected campus for students and the broader community.



25 Year Outlook



PROJECT PRIORITIES

PROGRAM SUPPORT PRIORITY LIST		SQUARE FOOTAGE	FCI OF (E) FACILITY (per 2019 Masterplan)
\$	01 RODDA HALL NORTH (RHN) RENOVATION	61,894	120%
\$	02 NEW SOUTH GYM (SOG) AND BUSINESS (BUS) BUILDING	51,774	STC/ SOG 111%
			BUS 118%
			CIC 127%
\$	03 HOOS POOL (HSP) BUILDING RENOVATION	23,063	159%
\$	04 RODDA HALL SOUTH (RHS) RENOVATION	61,002	129%
	05 BOOK STORE (CST) RENOVATION	8,088	23%
	06 LIBRARY (LRC) RENOVATION	81,168	19%
	07 LUSK BUILDING (LUC) RENOVATION	28,718	23%
	08 MUSIC ROOM RENOVATION	12,274	25%
	09 COSMETOLOGY BUILDING (COS) RENOVATION	9,984	129%
	10 OPS/ VED RENOVATION	5,817	121%
	11 WEST SACRAMENTO CENTER: FFE AND INTERIOR IMPROVEMENT PROJECTS	26,425	0%
	12 WEST SACRAMENTO CENTER: FUTURE INSTRUCTIONAL BUILDING	25,000	
	13 DAVIS CENTER: FUTURE INSTRUCTIONAL BUILDING	25,000	



design for good.

Thank you!

HMC
Architects

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